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| Resolution No.: | <u>16-728</u> |
| Introduced: | <u>July 29, 2008</u> |
| Adopted: | <u>October 7, 2008</u> |

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Amendments to the Comprehensive Ten-Year Water Supply and Sewerage Systems Plan

Background

1. Section 9-501 et seq. of the Environmental Article of the Maryland Code, requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by the MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On July 29, 2008, the County Council received recommendations from the County Executive regarding six Water and Sewer Plan amendments, one proposed public health problem area, and one administrative general map amendment proposal.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

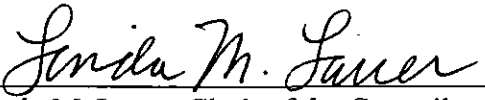
7. A public hearing was held on September 9, 2008.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on September 15, 2008 and made recommendations to the Council.
9. The County Council held a worksession on September 23, 2008.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The County Council approves the attached amendments to the Comprehensive Ten-Year Water Supply and Sewerage Systems Plan.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

July 2008 Amendment Transmittal: Water/Sewer Category Map Amendments

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Categories 1 and 3 identify properties approved for public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service in the future. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years.

Property owners file category change map amendment requests in seeking to move their property from one category to another, often based on anticipated development plans. The following chart presents the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted via the County Executive to the Council for consideration in July 2008.

Cloverly - Norwood Planning Area

WSSCR 08A-CLO-02: 219 Ednor Road, LLC

Proposed PIF User: Debre Selam Kidest Mariam (DSKM) Church

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | | | | |
|--|--|-------------------------|-------------|-------------------------|-----|------------|--|-----|------------|--|
| <ul style="list-style-type: none">• 219 Ednor Rd., Norwood• Parcel P477, Snowden's Manor (dist.-tax acct. #05-00266962)• WSSC tile 223NW01; MD tax map JS43.• Either side of Old Orchard Rd. south of Ednor Rd.• Cloverly Master Plan (1997)• Northwest Branch Watershed (MDE Use IV)• RE-2 Zone: 35.06 acres• <u>Existing Use</u>: agricultural.• <u>Proposed Use</u>: place of worship (DSKM Church to relocate from its existing site in Wash., DC) | <table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-5</td><td>W-3</td><td></td></tr><tr><td>S-6</td><td>S-1</td><td></td></tr></table> <p>County Council Action</p> <p>Deny the request for W-1 and S-1; maintain W-5 and S-6.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none">• <i>The applicant may not file a new request for this property before September 30, 2009, without prior approval from DEP.</i>• <i>The Council notes that the category change request application is premature, lacking any specifics concerning the church's proposed use of the property. Neither has the proposed user provided any plan or other proposal since the time of application that will allow for an evaluation of the project's potential effects on the site. The owner and the user may consider reapplying when they are ready to provide this information.</i> | Existing – | Requested – | Service Area Categories | W-5 | W-3 | | S-6 | S-1 | |
| Existing – | Requested – | Service Area Categories | | | | | | | | |
| W-5 | W-3 | | | | | | | | | |
| S-6 | S-1 | | | | | | | | | |

Damascus Planning Area

WSSCR 08A-DAM-01: Michael and Mary McGrady

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | |
|---|--|----------|-------------------------------------|------------------|-----------|-----|------------|
| <ul style="list-style-type: none">• 24700 Kings Valley Rd., Damascus• Parcel P259, Trouble Enough Indeed (dist. & acct.# 02-01708814)• Map tile - WSSC: 234NW11; MD: FW13• West side of Kings Valley Rd., south of Kings Valley Ct.• <i>Preservation of Agriculture and Rural Open Space Master Plan (1980), Damascus Master Plan (1982/1985)</i>^B• Little Bennett Creek Watershed (MDE Use III)• RDT Zone; 13.0 ac.• <u>Existing use</u>: Agricultural, with one single-family house.• <u>Proposed use</u>: Service for the expansion of the existing single-family house | <table><tr><th>Existing</th><th>Requested – Service Area Categories</th></tr><tr><td>W-1^A</td><td>No Change</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p>^A <i>Restricted to a single water hookup only.</i></p> <p>County Council Action</p> <p>Approve S-1, restricted to a single sewer hookup only. Note: This hookup <u>may not</u> be used for service to a private institutional facility (PIF).</p> | Existing | Requested – Service Area Categories | W-1 ^A | No Change | S-6 | S-1 |
| Existing | Requested – Service Area Categories | | | | | | |
| W-1 ^A | No Change | | | | | | |
| S-6 | S-1 | | | | | | |

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
July 2008 Amendment Transmittal: Water/Sewer Category Map Amendments

Fairland – Beltsville Planning Area

WSSCR 08A-FAI-02: Sandy Spring Road, LLC (Vikram Kushawha)

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | | | | |
|--|--|-------------------------|-------------|-------------------------|-----|------------|--|-----|------------|--|
| <ul style="list-style-type: none">• 4011 – 4101 Sandy Spring Rd.• Parcels P844, P845, P884, & P900, New Birmingham Manor (dist.-acct.#: 05-00257067, -00267072, -00261060, & -00282222)• Map tile - WSSC: 221NE04; MD: KS562• South side of Sandy Spring Rd. (MD 198) west of Star Pointe Dr.• Fairland Master Plan (1997)• Little Paint Branch Watershed (MDE Use I)• I-1 Zone; 1.56 ac. total• <u>Existing use</u>: car sales• <u>Proposed use</u>: office, retail, restaurant | <table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td><td></td></tr><tr><td>S-5</td><td>S-1</td><td></td></tr></table> <p>County Council Action</p> <p>Approve W-1 and S-1.</p> | Existing – | Requested – | Service Area Categories | W-6 | W-1 | | S-5 | S-1 | |
| Existing – | Requested – | Service Area Categories | | | | | | | | |
| W-6 | W-1 | | | | | | | | | |
| S-5 | S-1 | | | | | | | | | |

Patuxent Watershed Conservation Planning Area

WSSCR 08A-PAX-01: Burtonsville Associates, LLC

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | | | | |
|--|--|-------------------------|-------------|-------------------------|-----|------------|--|-----|------------|--|
| <ul style="list-style-type: none">• Columbia Pk.-16000 block, Burtonsville• Pt. Parcel P293, Waters Gift (dist.-acct. no. 05-00251083)• Map tile – MD: KS62; WSSC: 221NE04• East side of Columbia Pk. (old U.S. 29) south of Dustin Rd.• Fairland Master Plan (1997)• Lower Patuxent River Watershed (MDE Use I)• RC Zone; 9.52 acres• <u>Existing use</u>: Farm (agricultural)• <u>Proposed use</u>: Senior adult housing | <table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-3</td><td></td></tr><tr><td>S-6</td><td>S-3</td><td></td></tr></table> <p>County Council Action</p> <p>Deny the request for categories W-3 and S-3; maintain W-6 and S-6.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none">• The applicant may not file a new request for this property before September 30, 2009, without prior approval from DEP.• The Council notes that the category change request application, provided well in advance of action on the required senior housing special exception, is premature. The owner and the proposed user may consider reapplying when the special exception process has advanced to at least a hearing before the Hearing Examiner... | Existing – | Requested – | Service Area Categories | W-6 | W-3 | | S-6 | S-3 | |
| Existing – | Requested – | Service Area Categories | | | | | | | | |
| W-6 | W-3 | | | | | | | | | |
| S-6 | S-3 | | | | | | | | | |

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
July 2008 Amendment Transmittal: Water/Sewer Category Map Amendments

Travilah - Cabin John Planning Area

WSSCR 08A-TRV-06: Meenu Bawa & Anand Verma

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | |
|---|---|------------|-------------------------------------|-----|-----------|-----|-----|
| <ul style="list-style-type: none"> 13517 Glen Mill Rd., Rockville Lot 9, Block 5, North Glen Hills Sect. 1 (dist.-acct.# 04-00078188) Map tile - WSSC: 218NW10; MD: FR342 South side of Glen Mill Rd., east of Pheasant Dr. Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) – Piney Branch subwatershed (Mont. Co. SPA) RE-1 Zone; 0.92 ac. <u>Existing use</u>: vacant <u>Proposed use</u>: one new single-family house | <table> <tr> <th>Existing –</th><th>Requested – Service Area Categories</th></tr> <tr> <td>W-1</td><td>No Change</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p>County Council Action</p> <p>Deny the request for S-3; maintain S-6.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> The applicant may not file a new request for this property before September 30, 2009, without prior approval from DEP. A request for S-3 for this property was previously considered and denied under CR 15-851 in Dec. 2004 (WSSCR 03A-TRV-14). | Existing – | Requested – Service Area Categories | W-1 | No Change | S-6 | S-3 |
| Existing – | Requested – Service Area Categories | | | | | | |
| W-1 | No Change | | | | | | |
| S-6 | S-3 | | | | | | |

Upper Rock Creek Watershed Planning Area

WSSCR 08A-URC-01: John Kline

| Property Information and Location Property Development | Applicant's Request County Council Action | | | | | | |
|---|---|----------|-------------------------------------|-----|-----|-----|-----------------|
| <ul style="list-style-type: none"> 6720 Olney Laytonsville Rd., Laytonsville Brooke Grove, P. 560 (dist.-acct. no. 01-00008712) Map tile – MD: GV41; WSSC: 229NW07 West side of Olney Laytonsville Rd. (MD 108) just south the Laytonsville town limits Upper Rock Creek Area Master Plan (2004) Upper Rock Creek (MDE Use III) R-200 Zone; 5.63 acres <u>Existing use</u>: single-family house <u>Proposed use</u>: no change, service for the existing house | <table> <tr> <th>Existing</th><th>Requested – Service Area Categories</th></tr> <tr> <td>W-6</td><td>W-3</td></tr> <tr> <td>S-6</td><td>S-6 (no change)</td></tr> </table> <p>County Council Action</p> <p>Approve W-3.</p> | Existing | Requested – Service Area Categories | W-6 | W-3 | S-6 | S-6 (no change) |
| Existing | Requested – Service Area Categories | | | | | | |
| W-6 | W-3 | | | | | | |
| S-6 | S-6 (no change) | | | | | | |

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
July 2008 Amendment Transmittal: Water/Sewer Category Map Amendments

Clarksburg Planning Area

PUBLIC HEALTH PROBLEM AREA: CLARKSBURG HISTORIC DISTRICT

| Property Information and Location Property Development | County Executive's Recommendation |
|---|---|
| <ul style="list-style-type: none"> • 40 properties included within the established historic district (See Attachment C for a table that identifies each property.) • Map tiles – MD: EW341/342; WSSC: 232/233NW13 • Either side of Frederick Rd. (MD 355), between Stringtown Rd. (MD 121) and Clarksburg Rd.; either side of Spire St., between Frederick Rd. and Clarksburg Rd.; northeast side of Frederick Rd. from Clarksburg north approx. 1200 feet. • Clarksburg Master Plan (1994) • Little Seneca Creek (MDE Use IV; Mont. Co. SPA) • R-200 & C-1 Zones; Individual properties typically range in size from 0.4 to 3.7 acres. (See Attachment C.) • Existing uses: combination of single-family residential, commercial, and institutional uses. (See Attachment C for specific properties.) | <p>DEP has confirmed an area-wide public health problem in the Clarksburg Historic District, centered at the Clarksburg Road and Frederick Road crossroads. Owners of properties located within this long-established neighborhood have for many years been constrained by aging and inadequate septic systems and a lack of available public sewer service. They have expressed frustration that while new sewerage systems were being installed to support new development nearby, existing homes and businesses in the Historic District still lacked access to public sewer service. Many properties are too small to accommodate a septic system that satisfies the minimum standards of current County and State regulations. These sewer service limitations work against the planned revitalization of the Historic District as an important piece of the Clarksburg Town Center.</p> <p>Nearby development projects in and around the Town Center have provided improved opportunities for extending public sewer service in the Historic District. The designation of a public health problem area, more than justified by research conducted by DPS and DEP, will help to further the provision of public sewer service to properties within this neighborhood. This designation will give property owners there a priority for sewer service extensions, and those with owner-occupied residential properties some assistance with sewer main extension costs.</p> <p>County Council Action</p> <p>Establish a public health problem area in the Water and Sewer Plan that includes all of the properties located within the designated Clarksburg Historic District.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Based on the results of WSSC's sewer study, DEP will grant final approvals for categories S-1 or S-3 for properties not solely dependent on sewer infrastructure needed to service Development Stage 4 (Ten Mile Creek watershed). • All properties within the health problem area should be eligible for expedited service and health extension subsidies from WSSC as consistent with that agency's usual policies. |

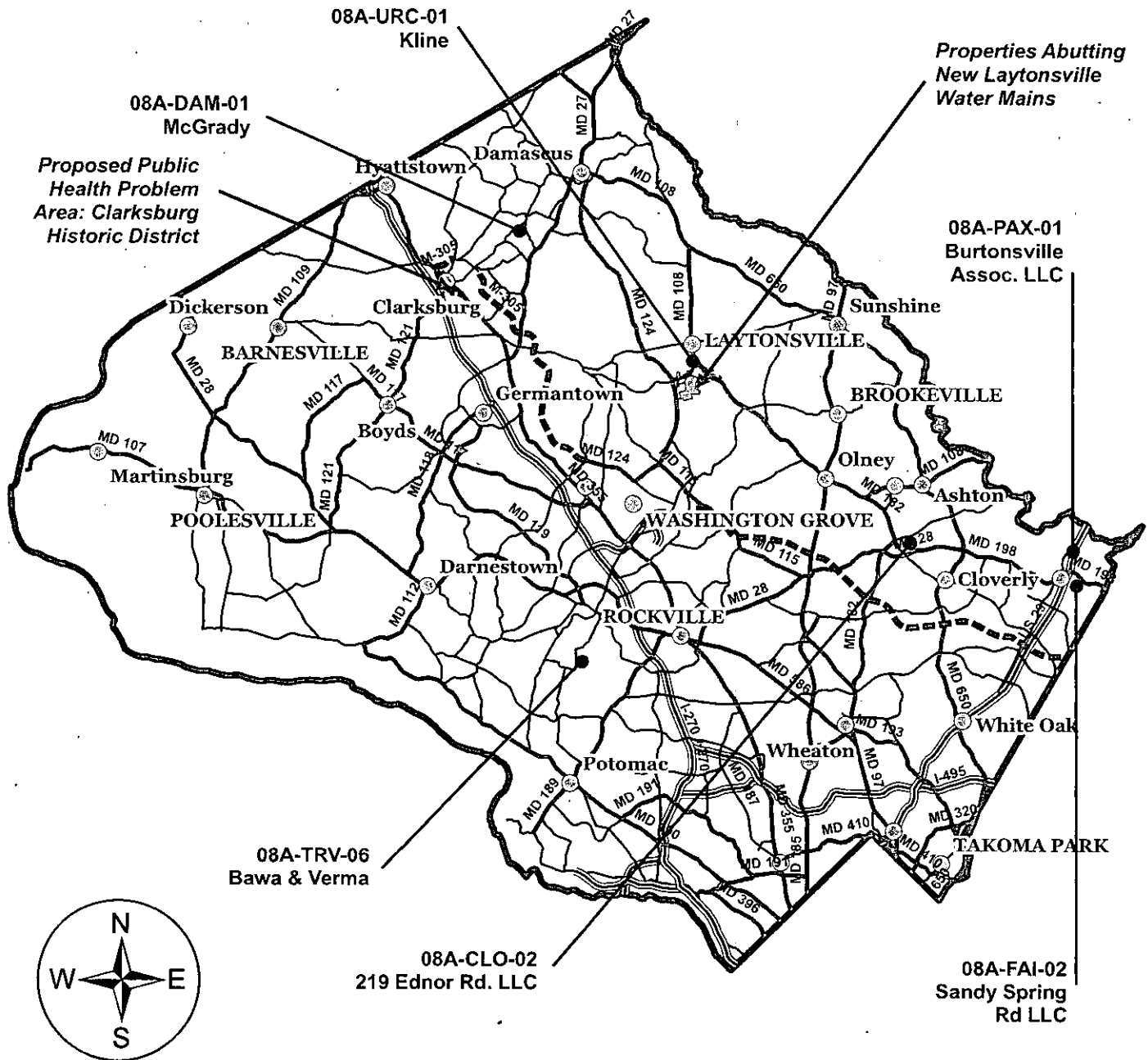
COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
July 2008 Amendment Transmittal: Water/Sewer Category Map Amendments

Goshen – Woodfield – Cedar Grove Planning Area
Olney Planning Area
Upper Rock Creek Watershed Planning Area

PROPOSED WATER CATEGORY MAP AMENDMENT: COUNTY PROPERTIES ABUTTING NEW LAYTONSVILLE WATER MAINS

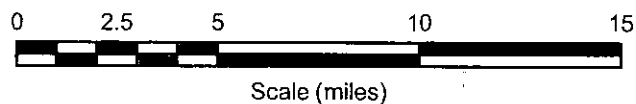
| Property Information and Location Property Development | County Executive's Recommendation |
|---|--|
| <ul style="list-style-type: none"> • 50-plus properties located in the county along the alignments of the new 12" water mains to be constructed for service to Laytonsville.* • Map tiles – MD: GU343/563, GV341/561; WSSC: 228NW07/07, 229NW06/07 • Either side of the water main alignments along Dorsey Rd., Olney Laytonsville Rd. (MD 108), and Warfield Rd. • Preservation of Agriculture and Rural Opens Space Master Plan (1980), Upper Rock Creek Watershed Master Plan (2004), and Olney Master Plan (2005) • Upper Great Seneca Creek (MDE Use I), Hawlings River (MDE Use IV), Upper Rock Creek (MDE Use III) • R-200, RE-1, & RE-2 Zones; • <u>Existing uses</u>: Single-family residential predominates, also some institutional uses (existing County golf course, vacant Board of Ed. Site), commercial uses, and several vacant properties. | <p>More than 50 properties located in the county outside of Laytonsville will, over the next several years, abut the new water mains providing service for the town. This has generated interest among these property owners regarding connecting to public water service when the mains become available.</p> <p>Rather than processing over 50 individual category change requests for these properties, DEP has recommended addressing water service category changes (from W-6 to W-3) comprehensively through a general water category map amendment. This approach will streamline the provision of public water service to qualifying properties and save considerable agency review and processing time. (Properties eligible for service within the town have already received approval for category W-3.)</p> <p>This proposed water category change is <i>not</i> intended as an amendment for the Council's action. The proposed general amendment will be included in an upcoming administrative delegation hearing group scheduled for consideration in October.</p> |
| <p>* Specific property information will be provided as part of the upcoming administrative delegation action.</p> | <p>County Council Action</p> <p>The County Council concurs with the proposed general water map amendment for properties in the county, outside the town, that will abut the water mains providing water service to Laytonsville.</p> <p>Notes:</p> <ul style="list-style-type: none"> • The Council acknowledges that this proposal excludes two RDT-zoned lots that would otherwise normally qualify for single water hookups under the abutting mains policy. The lots front on Golf Estates Dr. at Route 108. In prior category change actions related to the Laytonsville water service plan (CR 16-237; 7/10/07), the Council specifically restricted public water service from RDT-zoned properties in the vicinity of the town. If they desire public water service, these owners will need to file their own category change requests for the Council's consideration. |

Water and Sewer Plan Map July 2008 Transmittal: Amendment Locator

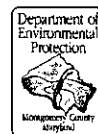


Legend

- Localities
- Major Roads & Highways
- County Roads
- State Rds & Hyws
- == US Highways & Interstates
- Proposed Roads

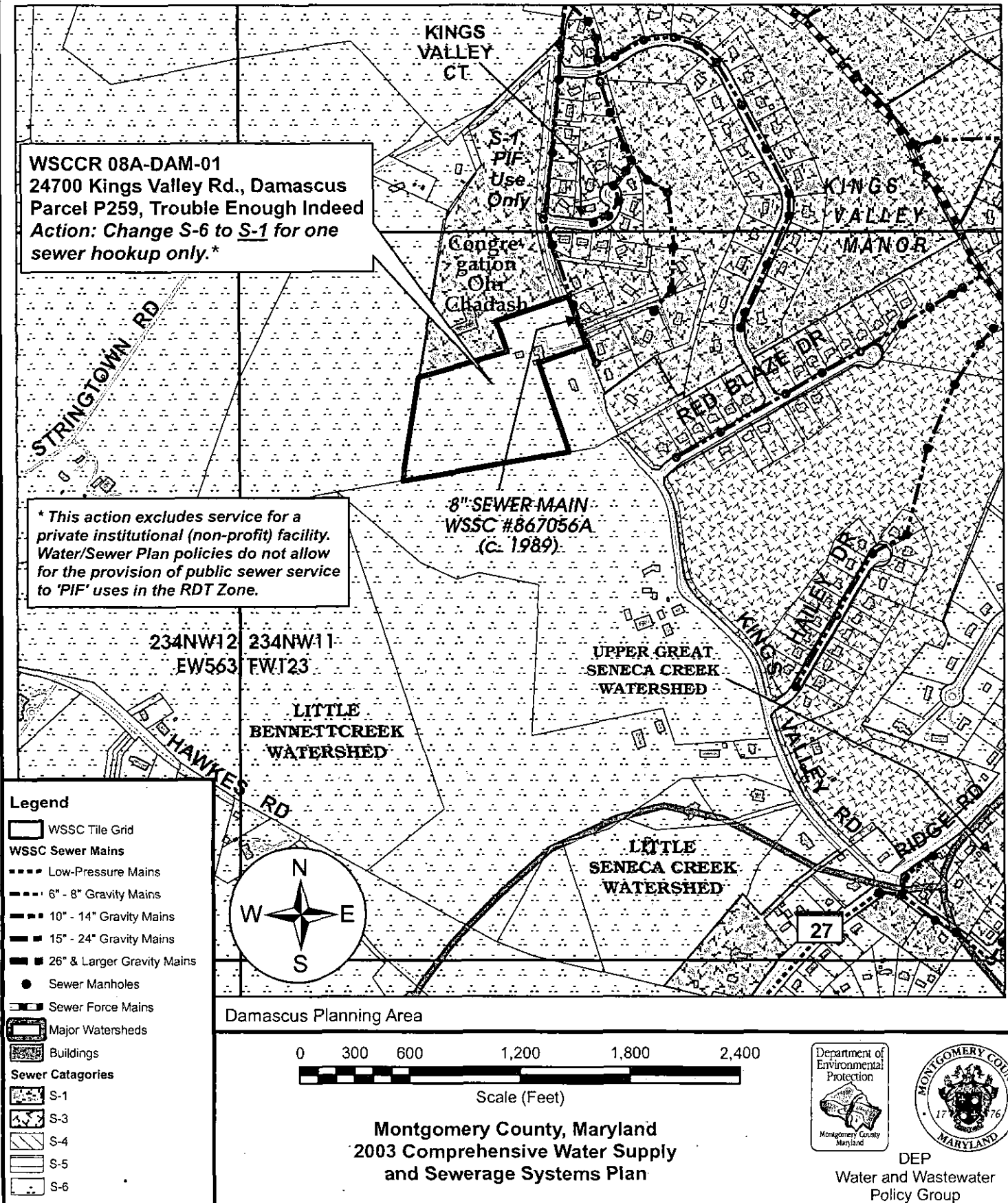


Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

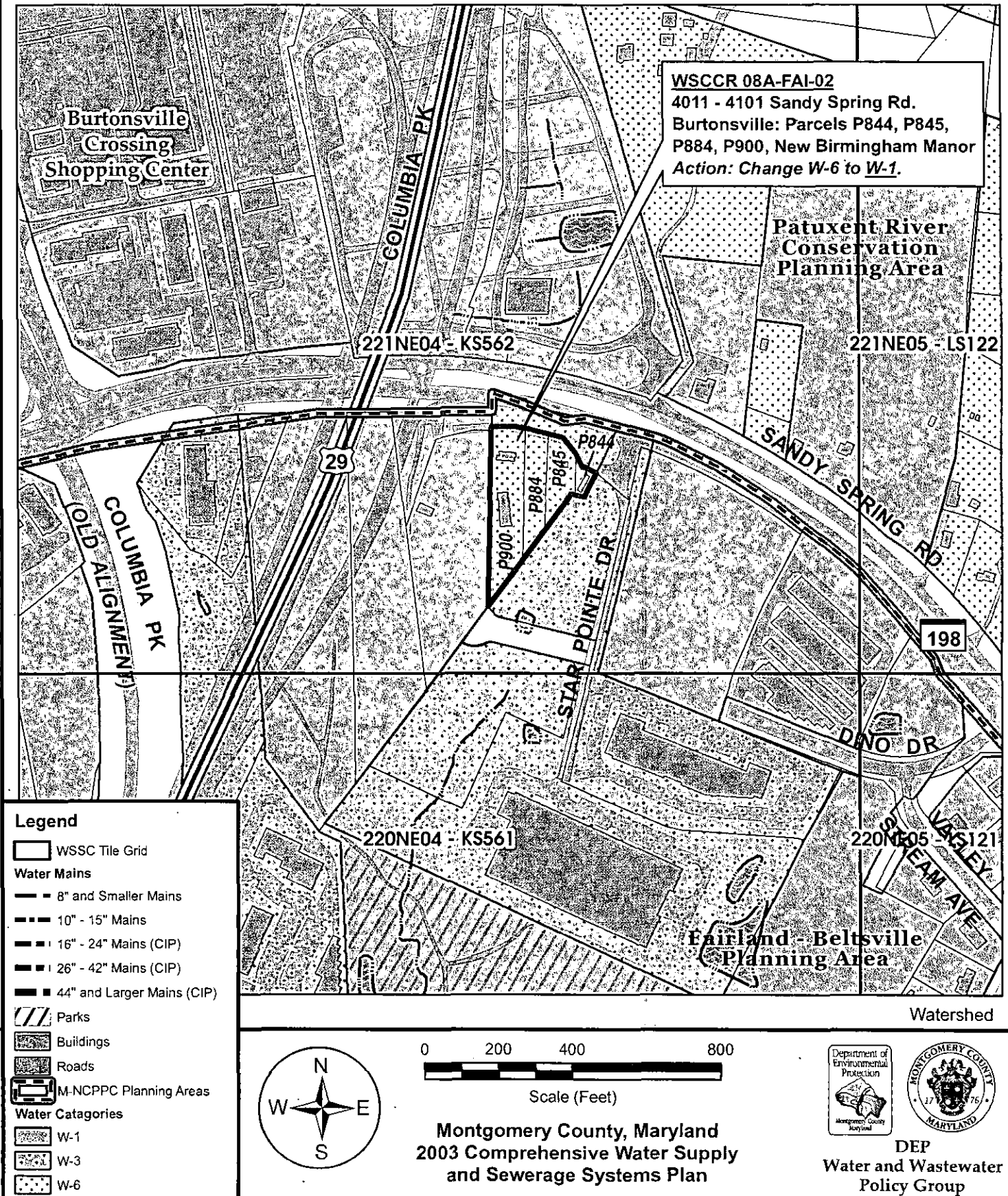


DEP
Water and Wastewater
Policy Group

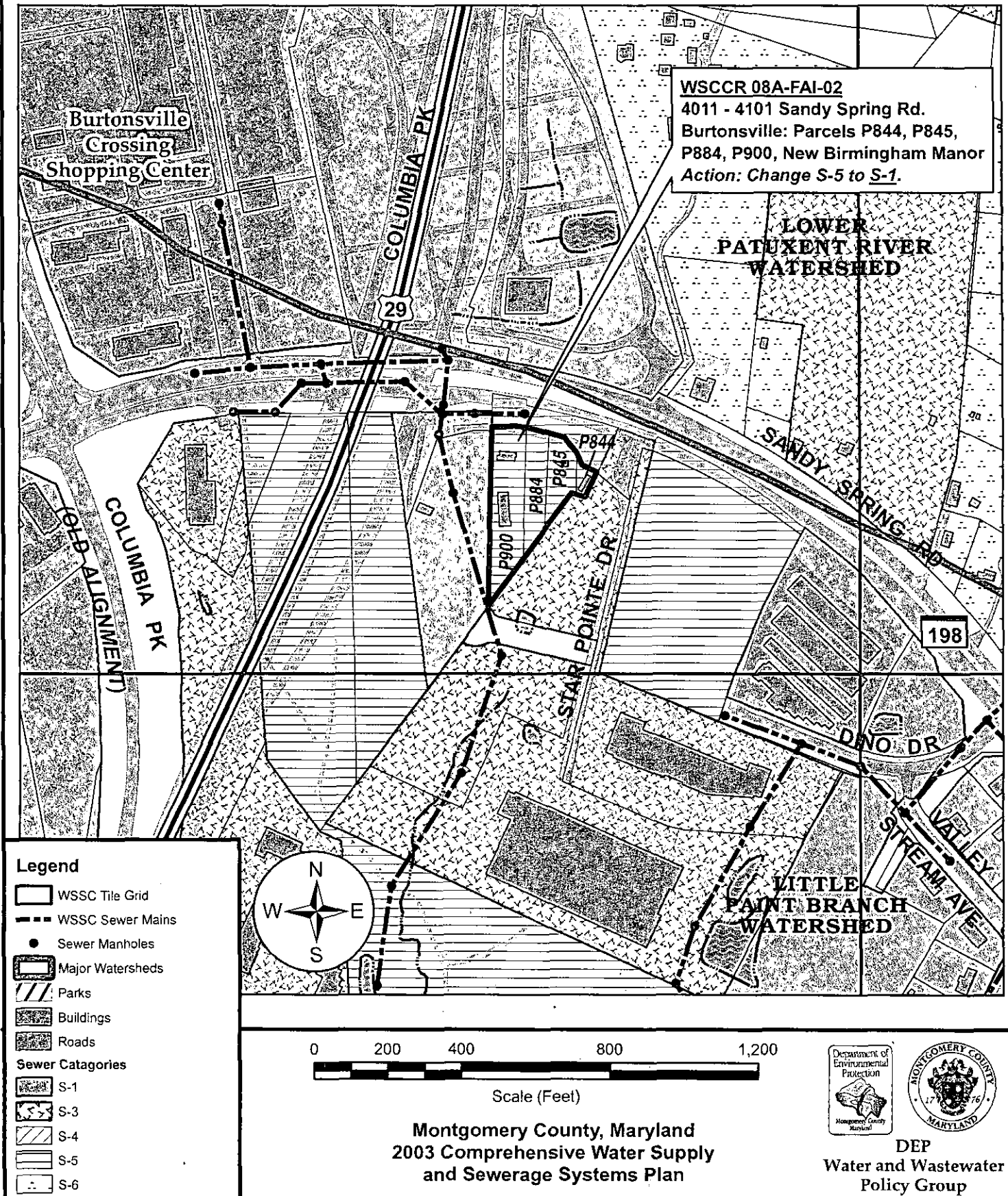
Sewer Service Area Catagories Map WSSCR 08A-DAM-01 (Michael & Mary McGrady)



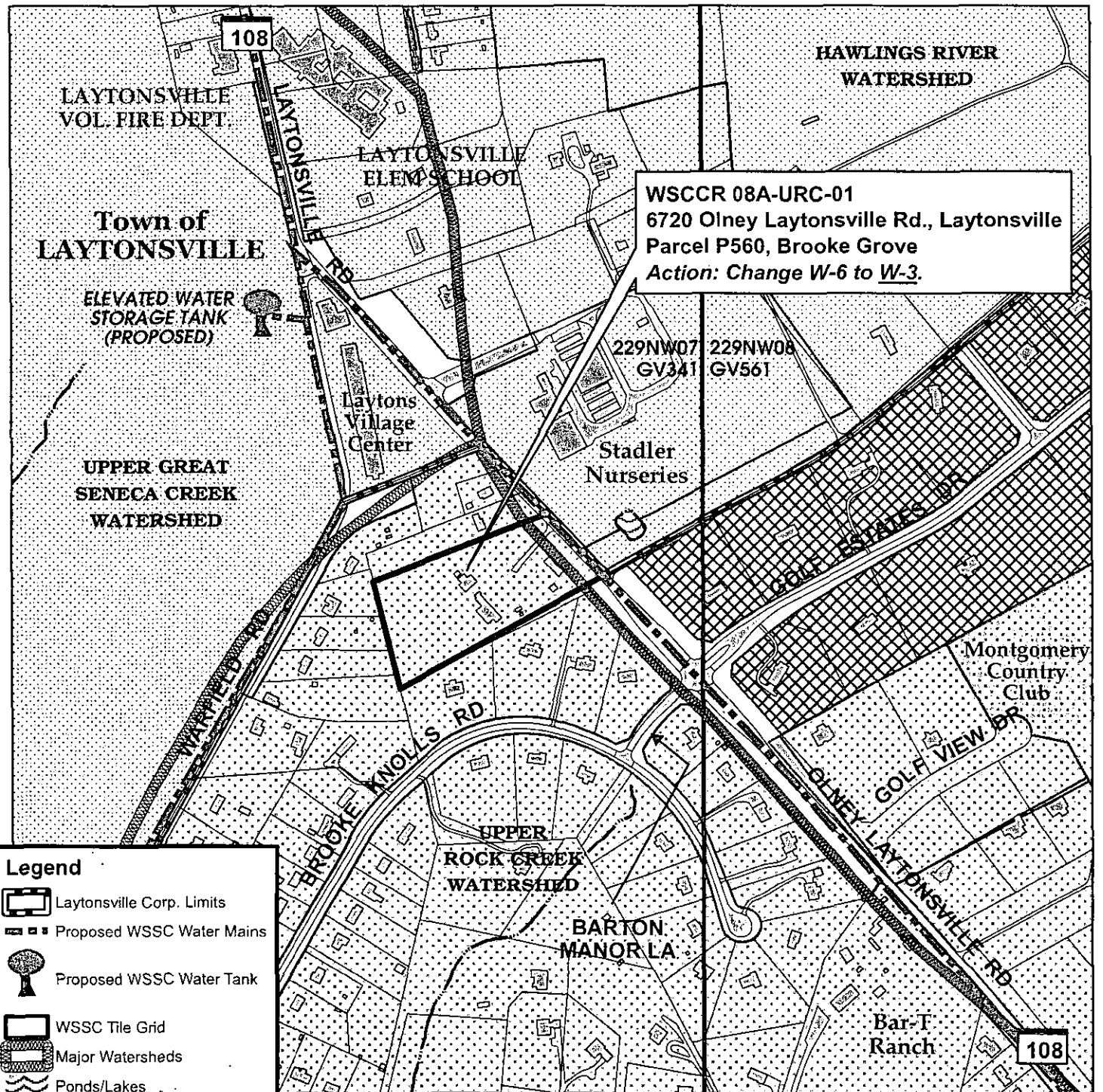
Water Service Area Catagories Map WSSCR 08A-FAI-02 (Sandy Spring Road, LLC)



Sewer Service Area Catagories Map **WSSCR 08A-FAI-02 (Sandy Spring Road, LLC)**

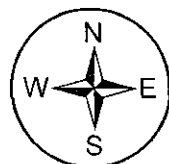


Water Service Area Categories Map WSSCR 08A-URC-01 (John Kline)



Legend

- Laytonsville Corp. Limits
- Proposed WSSC Water Mains
- Proposed WSSC Water Tank
- WSSC Tile Grid
- Major Watersheds
- Ponds/Lakes
- Streams
- Water Categories**
 - W-3
 - W-5
 - W-6
 - W-6 (RDT/AG Zones)
 - W-6 (Multi-Use Systems)

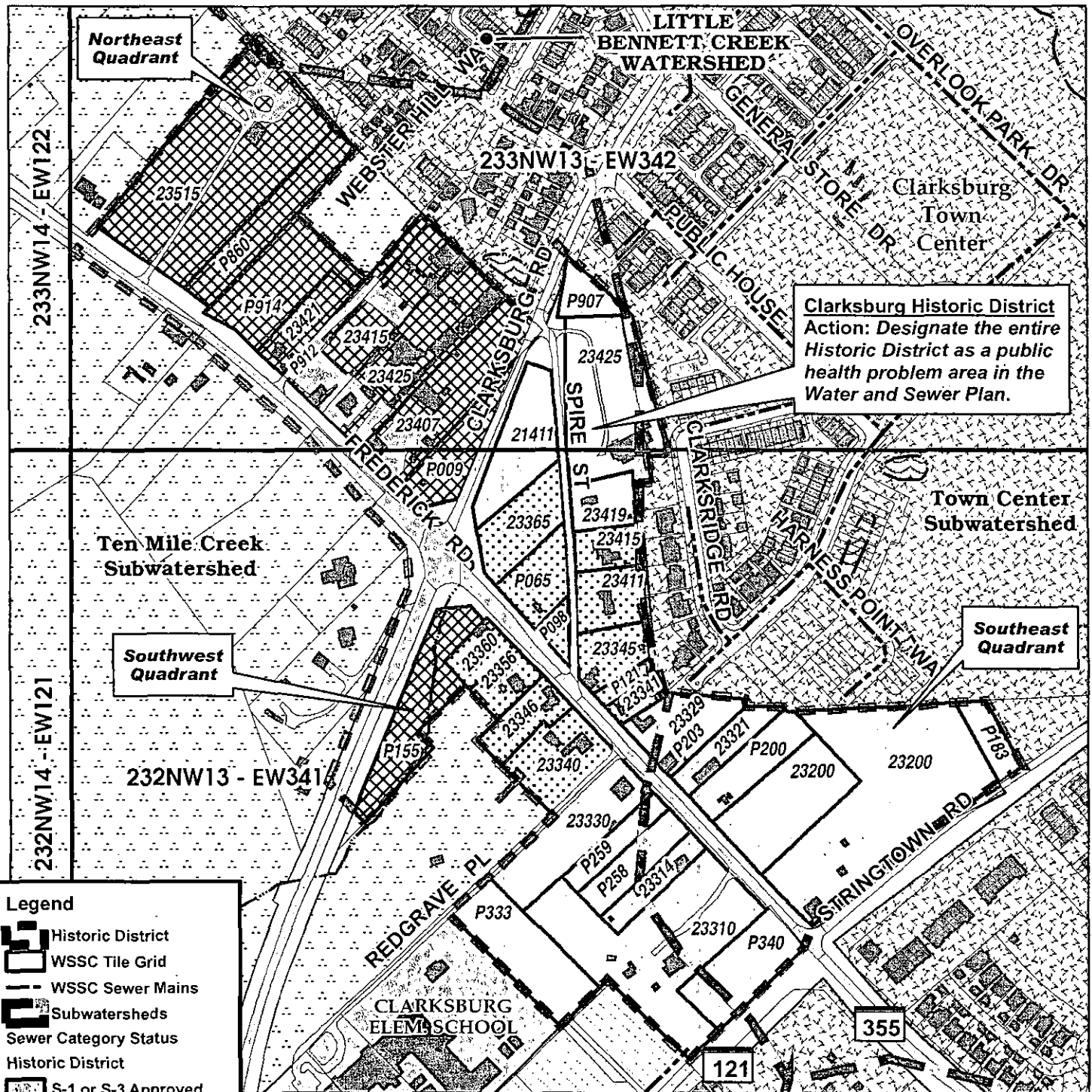


Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
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Sewer Service Area Categories Map: Clarksburg Historic District **Sewer Service Category Status in the Approved Public Health Problem Area**



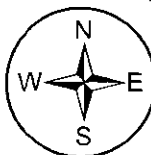
Legend

- Historic District
- WSSC Tile Grid
- WSSC Sewer Mains
- Subwatersheds
- Sewer Category Status**
- Historic District**
- S-1 or S-3 Approved
- Advance to S-3
- Keep S-6 w/S-3 cond.
- Existing Sewer Categories**
- S-1
- S-3
- S-4
- S-5
- S-6

Clarksburg Planning Area

0 200 400 800 1,200

Scale (feet)

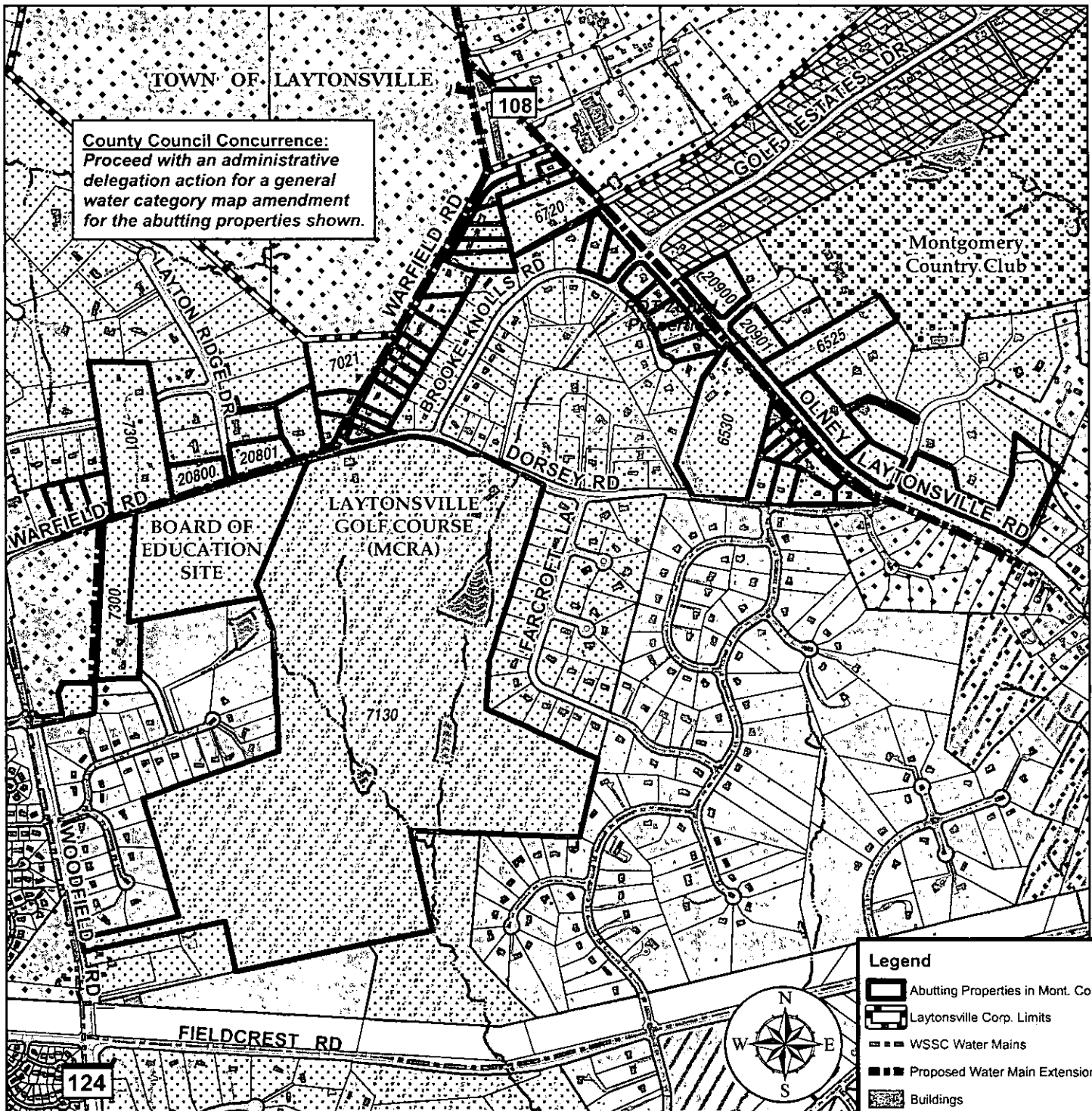


Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
 Water and Wastewater
 Policy Group

Water Service Area Categories Map: Proposed General Water Map Amendemnt for County Properties That Will Abut Laytonsville Water Main Extensions



DEP

Water and Wastewater
Policy Group



0 500 1,000 2,000 3,000



Scale (feet)

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's July 2008 Transmittal Packet

CLARKSBURG PLANNING AREA: HISTORIC DISTRICT PUBLIC HEALTH PROBLEM AREA

The following properties are included in the approved public health problem area for the Clarksburg Historic District (see Attachment A, pg. 4, and Attachment B, pg. 6, for further details).

| Clarksburg Historic District Designated Public Health Problem Area | | |
|---|---|--|
| Premises Address & Owner(s) | Property Description Use (Date Built) – Zoning & Acreage | Water/Sewer Categories |
| Southeast Quadrant (east of Frederick Rd. and south of Clarksburg Rd.) | | |
| Clarksburg Rd., 23500 Block: Clarksburg United Methodist Church | Parcel P907, Warfield Vineyard Place of Worship/vacant – R-200 Zone: 0.55 ac. | W-1, S-3 |
| 23311 Frederick Rd.: Fotis & E. Kostaris, et al. | Parcel P233, Lot Clarksburg SFH (n/a) – R-200 Zone: 1.16 ac. | W-1, S-3 |
| Frederick Rd., 23300 Block: Buffington Enterprises, Inc | Parcel P200, Lot in Clarksburg Vacant (n/a) – R-200 Zone: 0.96 ac. | W-1, S-3 |
| 23321 Frederick Rd.: Amir Modjarrad, et al. | Parcel P177, Lot in Clarksburg Etc Veterinary clinic; formerly post office (n/a) – R-200 Zone: 0.48 ac. | W-1, S-3 |
| 23329 Frederick Rd.: Aries Investment Group, LLC | Parcels P176 & P203, Moneys Worth Retail grocery (n/a) – 0.83 ac. total | W-1, S-3 |
| 23341 Frederick Rd.: Nichole Lewis | Parcel P150, Lot in Clarksburg, EW31 Retail Grocery (n/a) – 0.14 ac. | W-1, S-6 ^A Advance to S-3. |
| Frederick Rd., 23300 Block: John Hardisty | Parcel P121, Lot in Clarksburg Vacant (n/a) – R-200 Zone: 0.15 ac. | W-1, S-6 ^A Advance to S-3. |
| 23345 Frederick Rd.: Albert & Dawn Espinoza | Parcel P120, Parsonage Lot Clarksburg, EW31 SFH (1856) – 0.46 ac. | W-1, S-6 ^A Advance to S-3. |
| Frederick Rd., 23300 Block: Montgomery County | Parcels P065 & P098, At Clarksburg Vacant (n/a) – 0.83 ac. total | W-1, S-6 ^A Advance to S-3. |
| 23365 Frederick Rd.: Thomas Conley, et al. | Parcel P044, Lot in Clarksburg, EW31 Vacant – 0.93 ac. | W-1, S-6 ^A Advance to S-3. |
| 21411 Spire Rd.: Clarksburg United Methodist Church | Parcel P983, Lot in Clarksburg Vacant – R-200 Zone: 0.95 ac. | W-1, S-3 |
| 23411 Spire St.: Briget Kline Hart & Christopher Shaw Hart | Parcel P096, Lot Clarksburg SFH (1958) – R-200 Zone: 0.51 ac. | W-1, S-6 ^A Advance to S-3. |
| 23415 Spire St.: Lana Haddad & Ghassan Antar | Parcel P066, Lot in Clarksburg SFH (1951) – R-200 Zone: 0.38 ac. | W-1, S-6 ^A Advance to S-3. |
| 23415 Spire St.: Clarksburg United Methodist Church | Parcel P013, Lot in Clarksburg SFH (1914) – R-200 Zone: 0.42 ac. | W-1, S-3 |
| 23425 Spire St.: Clarksburg United Methodist Church | Parcel P960, Cemetery Lot Clarksburg Place of Worship (n/a) – R-200 Zone: 1.91 ac. | W-1, S-3 |
| 23200 Stringtown Rd.: Potomac Holdings LLC | Parcel P198, Moneys Worth & Woods Port SFH (1924) – R-200 Zone: 3.66 ac. | W-1, S-3 |
| Stringtown Rd., 23200 Block: Sol Rudden Revocable Trust | Parcel P183, Moneys Worth & Woods Port Vacant – R-200 Zone: 0.35 ac. | W-1, S-3 |
| Southwest Quadrant (west of Frederick Rd. and south of Clarksburg Rd.) | | |
| Frederick Rd., 23300 Block: Montgomery County | Parcel P340, Home Lot & Adj Lot Clarksburg Heights Vacant – R-200 Zone: 0.53 ac. | W-1, S-3 |
| 23310 Frederick Rd.: Hammerhill, LLC | Parcel P311, Home Property SFH (1900) – R-200 & C-1 Zones: 2.83 ac. | W-1, S-3 |
| 23314 Frederick Rd.: William & B.L. Watkins | Parcel P257, Lot in Clarksburg SFH (1931) – 0.53 ac. | W-1, S-3 |

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**County Executive's July 2008 Transmittal Packet****CLARKSBURG PLANNING AREA: HISTORIC DISTRICT PUBLIC HEALTH PROBLEM AREA**

| Clarksburg Historic District Designated Public Health Problem Area | | |
|--|--|--|
| Premises Address & Owner(s) | Property Description Use (Date Built) – Zoning & Acreage | Water/Sewer Categories |
| Frederick Rd., 23300 Block: Rodney & A.T. Darby | Parcels P258 & 259, Lot in Clarksburg Vacant – R-200 & C-1 Zones: 1.00 ac. | W-1, S-3 |
| 23330 Frederick Rd.: Terrabrook Clarksburg LLC | Parcel P228, Money's Worth, EW31 Automotive-retail (n/a) – C-1 Zone: 1.37 ac. | W-1, S-3 |
| 23340 Frederick Rd.: Albert & L.M. Randall | Parcel P206, Garnkirk, EW31 SFH (1841) – 0.86 ac. | W-1, S-6 ^A Advance to S-3. |
| 23346 Frederick Rd.: Wallace & A.J. Ashley | Parcel P153, Lot in Clarksburg, EW31 SFH*/na – 0.53 ac. | W-1, S-6 ^A Advance to S-3. |
| 23356 Frederick Rd.: Ebba Muller (23350?) | Parcel P152, Lot in Clarksburg, EW31 SFH/1951 – 0.38 ac. | W-1, S-6 ^A Advance to S-3. |
| 23360 Frederick Rd.: Julio & R.L. Amaya | Parcel P117, Lot in Clarksburg, EW31 SFH/1842 – 0.41 ac. | W-1, S-6 ^A Advance to S-3. |
| Frederick Rd., 23300 Block: Laura Mullen et al. | Parcel P155, lot in Clarksburg Vacant – R-200 Zone: 0.74 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 13530 Redgrave Pl.: Mont. Co. Board of Education | Parcel P333, Moneys Worth Part of elem. school site – R-200 Zone: 4.76 ac. | W-1, S-1 |
| Northeast Quadrant (east of Frederick Rd. and north of Clarksburg Rd.) | | |
| Frederick Rd., 23400 Block: Woodjung, Inc. | Parcel P009, Lot in Clarksburg Vacant – 0.80 ac.: C-2 Zone | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 23407 Frederick Rd.: Thomas Conley, et al. Tr. | P980, Ebenezer Etc., EW32 Commercial retail/na – 1.65 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 23415 Frederick Rd.: Ben Lewis Real Estate, LLC | Parcel P911, Lot in Clarksburg Consumer-oriented retail (n/a) – 1.50 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| Frederick Rd., 23400 Block: Natelli Clarksburg, LLC | Parcel P912, Moneys Worth Vacant – 0.39 ac.: R-200 Zone | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 23421 Frederick Rd.: Ben Lewis Real Estate, LLC | Parcel P913, Moneys Worth Consumer-oriented retail/luc: 599 (n/a) – 0.47 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| Frederick Rd., 23400 Block: Ferguson/Anderson, LLC | Parcel P914 Moneys Worth Vacant – 1.15 ac.: R-200 Zone | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 23425 Frederick Rd.: Ben Lewis Real Estate, LLC (see above) | Parcel P926, Clarksburg Mixed office & retail (n/a) – 1.73 ac.: C-2 Zone | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| 23515 Frederick Rd.: Phuong Nguyen, et al. | Parcel P814, Warfields Vineyard Etc SFH/1890 – 3.89 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| Frederick Rd.: Natelli Clarksburg, LLC | Parcel P860, Warfields Vinyard Etc Vacant (luc: 910) – 0.89 ac. | W-1, S-6 ^A Maintain S-6 ^A pending decisions on Stage 4. |
| ^A S-6, with advancement to S-3 conditioned on a determination that all capital improvements program (CIP) sewerage system projects needed for service to the property are adopted and fully funded with the first four years of the approved WSSC CIP budget. SFH: single-family house luc: land-use code | | |